

CLAIMS

WHAT IS CLAIMED IS:

1. An apparatus providing identification,  
5 monitoring, and tracking of facilities maintenance,  
comprising:

an interactive information storage device configured  
for receiving and retaining at least one facility profile,  
said facility profile including a facility identification,  
10 at least one process area descriptor, at least one  
substrate associated with each process area descriptor, and  
associated with each substrate a substrate condition, a  
substrate environment, a substrate process priority, and a  
substrate area;

15 an analyzer for evaluating said substrate condition,  
substrate environment, and substrate process priority to  
determine a substrate ranking;

an estimator for applying standard work information to  
the substrate condition, substrate environment, substrate  
20 process priority, and substrate area to determine a  
substrate maintenance estimate;

a reporter for generating maintenance specifications  
of the substrate maintenance estimates and substrate  
ranking for a selected one of the facility profiles.

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2. The apparatus as recited in claim 1, wherein said  
interactive information storage device comprises a remotely

located first computer device accessible through an interactive computer network by at least one second computer device associated with said facility profile.

5           3.    The apparatus as recited in claim 1, further comprising a substrate maintenance specification associated with each different type of substrate, said substrate maintenance specification comprising at least a maintenance purpose, a maintenance preparation, and a maintenance  
10   coating, for specifying maintenance tasks and bidding thereon.

          4.    The apparatus as recited in claim 3, further comprising a bid generator for preparing maintenance  
15   services requests based on selected substrates and said associated substrate maintenance specification.

          5.    The apparatus as recited in claim 1, further comprising at least one substrate maintenance history for  
20   at least one of said substrates, each substrate maintenance history comprising a job identification, a job notes, and a job cost, for tracking maintenance projects for said substrate.

25           6.    The apparatus as recited in claim 1, wherein said reporter generates an evaluation for a selected one of the substrates based on said substrate maintenance history and said substrate maintenance estimate.

7. The apparatus as recited in claim 1, wherein said substrate further comprises a substrate factor based on said substrate maintenance history.

5        8. A method for identifying, monitoring, and tracking of facilities maintenance, comprising the steps of:

(a) subdividing a facility into separate process areas;

10        (b) identifying within each process area at least one substrate together with a substrate condition, a substrate environment, and a substrate process priority area;

(c) analyzing the substrate condition, substrate environment, and substrate process priority to determine a  
15        substrate ranking;

(d) generating maintenance specifications using a substrate maintenance estimates and substrate ranking for a selected one of the facilities.

20        9. The method as recited in claim 8, further comprising the step of maintaining the process area and substrate information on an interactive information storage device.

25        10. The method as recited in claim 9, where maintenance specifications performed on substrates revise the substrate information contained on the interactive information storage device.

11. The method as recited in claim 10, wherein the interactive information storage device is operated by a remote first computer device accessed through an interactive computer network by at least one second  
5 computer device associated with said facility.

12. The method as recited in claim 1, further comprising the step of providing at least one substrate maintenance specification associated with each different  
10 type of substrate, said substrate maintenance specification comprising at least a maintenance purpose, a maintenance preparation, and a maintenance coating, for specifying maintenance tasks and bidding thereon.

13. The method as recited in claim 12, further comprising the step of generating maintenance bid specifications for obtaining maintenance services based on selected substrates and said associated substrate maintenance specification.  
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14. The method as recited in claim 13, further comprising the steps of completing at least one substrate maintenance project, copying the prior information about the substrate to a substrate history, and editing the  
25 substrate information to reflect changes based on the maintenance project.

15. The method as recited in claim 14, further comprising for at least one of said substrates, the steps of maintaining in each substrate maintenance history a job identification, a job notes, and a job cost, for tracking  
5 maintenance projects for said substrate.

16. The apparatus as recited in claim 8, comprising the step of generating an evaluation for a selected one of the substrates based on said substrate maintenance history  
10 and said substrate maintenance estimate.